

IN RE PETITION FOR SPECIAL HEARING
S/S Holabird Avenue, 56.48' W
of the c/l of Bayard Avenue
(7289 Holabird Avenue)
12th Election District
7th Councilmanic District
Hazel M. Houser
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-380-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the nonconforming use of a three-unit apartment building in a D.R. 10.5 zone in accordance with Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Edward C. Covahey, Jr., Esquire. Also appearing on behalf of the Petition were John P. Houser, Petitioner's son, and Wesley D. Paul. There were no Pro-estants.

Testimony indicated that the subject property, known as 7289 Holabird Avenue, consists of .053 acres zoned D.R. 10.5 and is improved with a two-story dwelling. Petitioner is desirous of establishing the nonconforming use of the subject dwelling as three apartments. Testimony indicated the subject property was zoned "D" Residential in 1945 and in 1955 was zoned R.G., both classifications of which permitted apartments. Mrs. Houser testified she purchased the property in 1954 at which time it was used as three apartments and that she has continued to use the property as such. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Wesley Paul testified in support of the Petition. Mr. Paul testified that he has known Mrs. Houser for most of his life and that he visit-

ed with her at the subject site on many occasions. Mr. Paul testified that Mrs. Houser has operated the subject property as a three-apartment dwelling unit since her purchase of same in 1954.

As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The testimony clearly indicates that the subject property was developed as a three-apartment dwelling sometime between 1946 and 1952. Further, the testimony established that such use was permitted under the property's previous zoning classifications of "D" Residential and R.G. in accordance with the zoning regulations in effect in both 1945 and 1955. The testimony is clear that the Petitioner has continuously used the property as a three-apartment dwelling unit since her purchase in 1954.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A2d. 96 (1978).

It is clear from the testimony that the subject property has been used continuously and without interruption as a three-apartment dwelling unit since at least 1954 and that no change has occurred in said use. Further, the property's previous zoning classifications permitted such use until 1970 when the property was reclassified to D.R.10.5. Clearly, the

- 2 -

use of the property as a three-apartment dwelling has been continuous and without interruption and as such, is a legal nonconforming use.

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use."

McKemy v. Baltimore County, Md., Supra.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of July, 1991 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a three-apartment dwelling unit, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has ex-

- 3 -

pired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded and Petitioner would be required to file a new Petition.

2) On or before October 1, 1991, Petitioner shall file a new site plan prepared by a registered professional engineer which includes a detailed floor plan of the subject dwelling with the layout of each apartment clearly shown thereon.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

JRH:bjs

J. Robert Haines
Zoning Commissioner
for Baltimore County

- 4 -

ORDER RECEIVED FOR FILING

Date 7/12/91
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/12/91
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/12/91
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/12/91
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 12, 1991

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE. PETITION FOR SPECIAL HEARING
S/S Holabird Avenue, 56.48' W of the c/l of Bayard Avenue
(7289 Holabird Avenue)
12th Election District - 7th Councilmanic District
Hazel M. Houser - Petitioner
Case No. 91-380-SPH

Dear Mr. Covahey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-380-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the non-conforming use of a three (3) unit apartment building in a D.R. 10.5 Zone for the property situate at 7289 Holabird Avenue, Baltimore, Maryland.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Edward C. Covahey, Jr.
(Type or Print Name)

Signature

614 Bosley Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 828-9441

Legal Owner(s):

Hazel M. Houser
(Type or Print Name)

Signature

Address

City and State

3512 Thomas Point Court
Address

Abingdon, Maryland 21009
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Edward C. Covahey, Jr.
Name

614 Bosley Ave.
Address

Towson, Maryland 21204
City and State

828-9441
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of June, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29 day of May, 1991, at 9 o'clock A.M.

29

9

J. Robert Haines

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date 7/12/91
By [Signature]

Z.C.O.-No. 1

(over)

7/12/91
ext. time - 1 hr
avail anytime

MICHAEL B. DALLAS

Registered Surveyor

SUITE 200
24 W PENNSYLVANIA AVENUE
TOWSON, MD 21204

494-0020

ZONING DESCRIPTION 7289 S
7289 S Holabird Avenue 12th Election District
Baltimore County, Maryland
Owner: Hazel M. Houser, GIB 2613/254

BEGINNING for the same on the southwest side of Holabird Avenue at a point distant North 72 degrees 20 minutes west 56.48 feet from the centerline of Bayard Avenue (50 feet wide) thence binding on said southwest side of said Holabird Avenue North 72 degrees 20 minutes west 21.00 feet to a point in line with the centerline of a party wall heretofore erected thence leaving said Holabird Avenue and running to and through said party wall South 17 degrees 40 minutes west 109.00 feet to the northeast side of a 15 foot alley thence binding on said northeast side of said alley South 72 degrees 20 minutes east 21.00 feet to a point in line with the centerline of another party wall heretofore erected thence leaving said alley and running to and through said party wall North 17 degrees 40 minutes east 109.00 feet to the place of beginning.

November 15, 1990



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12TH Date of Posting: 7/12/91
Posted for: Special Hearing
Petitioner: Hazel M. Houser
Location of property: S/S Holabird Ave., 56.48' W of Bayard Ave.
7289 Holabird Ave.
Location of Sign: Being Holabird Ave., across D.C. Roadway,
on property of J. Robert Haines
Remarks: Notice for New Hearing date of 7/29/91
Posted by: [Signature] Date of return: 7/12/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

April 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - P.O. #0111891 - Req. #W46397 - Case #91-380-SPH was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 26 th day of April 1991 ; that is to say, the same was inserted in the issues of April 25, 1991.

Kimbel Publication, Inc.
per Publisher.

By Kimbel Belke

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222 April 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - P.O. #0111891 - Reg. #M46397 - Case #91-380-SPH - 55, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 26 th day of april 1991 ; that is to say, the same was inserted in the issues of April 25, 1991.

Kimbel Publication, Inc.
per Publisher.

By *Kimbel Delke*

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/29/1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/25/1991.

THE JEFFERSONIAN.

S. Zebe
Publisher

\$ 32.83

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 3/26/91 H9100369

PUBLIC HEARING FEES	QTY	PRICE
040 - SPECIAL HEARINGS (OTHER)	1 X	\$175.00
LAST NAME OF OWNER: COVAHEY		TOTAL: \$175.00

Owner: Houser

0440480022H1C9C \$175.00
0440002156PH03-27-91

Please Make Checks Payable To: Baltimore County

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 9/1-380

0440480022H1C9C \$175.00
0440002156PH03-27-91

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: _____

Hazel M. Houser
3512 Thomas Point Court
Arlington, Maryland 21009

RE:
Case Number: 91-380-SPH
55 Holabird Avenue, 56.48' W of c/l Bayard Avenue
7289 Holabird Avenue
12th Election District - 7th Councilmanic
Petitioner(s): Hazel M. Houser
HEARING: WEDNESDAY, MAY 29, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ _____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Edward C. Covahay, Jr., Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

April 11, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-380-SPH
55 Holabird Avenue, 56.48' W of c/l Bayard Avenue
7289 Holabird Avenue
12th Election District - 7th Councilmanic
Petitioner(s): Hazel M. Houser
HEARING: WEDNESDAY, MAY 29, 1991 at 9:00 a.m.

Special Hearing - The non-conforming use of three (3) unit apartment building in a DR 10.5 zone.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Edward C. Covahay, Jr., Esq.

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 91-380-SPH
55 Holabird Avenue, 56.48' W of c/l Bayard Avenue
7289 Holabird Avenue
12th Election District - 7th Councilmanic
Petitioner(s): Hazel M. Houser
HEARING: WEDNESDAY, MAY 29, 1991 at 9:00 a.m.
Special Hearing: The non-conforming use of three (3) unit apartment building in a DR 10.5 zone.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
4/28 April 25

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

May 8, 1991

Edward C. Covahay, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Item No. 369, Case No. 91-380-SPH
Petitioner: Hazel M. Houser
Petition for Special Hearing

Dear Mr. Covahay:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Hazel M. Houser
3512 Thomas Point Court
Arlington, MD 21009

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 10th day of April, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Hazel M. Houser
Petitioner's Attorney: Edward C. Covahay

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204 887-3554
Fax 887-5784

April 26, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting Date: April 9, 1991

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 359, 360, 368, 369, 370.

Very truly yours,
Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lab

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500 (301) 887-4500

APRIL 9, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HAZEL M. HOUSER
Location: #7289 HOLABIRD AVENUE
Item No.: 369 Zoning Agenda: APRIL 9, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 19

REVIEWER: *Carl J. Kelly* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
4/10/91

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 9, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 360, 368 and 369.

For Items 215 (91-180-A) and 373, the previous County Review Group Comments still apply.

For Items 359 and 370, a County Review Group Meeting may be required for each site.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 16, 1991

Edward C. Covahey, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

Re: Case Number(s): 91-380-SPH
Petitioner(s): Hazel M. Houser
Location: 7289 Holabird Avenue

Dear Mr. Covahey:

Please be advised that due to scheduling conflicts beyond our control, the above matters, previously set to be heard on May 29, 1991 cannot go forward on that date.

This case has been rescheduled for JULY 2, 1991 at 10:30 a.m.

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

G. G. Stephens
G. G. Stephens
8611887-3391

cc: Hazel M. Houser

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: June 3, 1991
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Leroy L. Ennis, Item No. 388
Hazel M. Houser, Item No. 369
Basso & Basso, Item No. 417
Charles A. Greaves, Item No. 421

In reference to the petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEMMULT.I/ZAC1

received

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DI PAULA
THOMAS P. DORE

FAX 301-296-2131

REPLY TO:
ANNEX OFFICE
SUITE 101
608 BALTIMORE AVE
TOWSON, MD 21204
AREA CODE 301
828-5525

July 18, 1991

J. Robert Haines
Zoning Commissioner for
Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: HAZEL M. HOUSER, PETITIONER
CASE NO.: 91-380-SPH

Dear Mr. Haines:

Your order in the above-captioned references site plan as prepared by professional engineer. At the hearing, Michael Dallas, licensed professional property land surveyor, testified and prepared the plat. Would a site plan prepared by Michael Dallas comport with your order?

Your consideration in this regard is appreciated.

Very truly yours,

Edward C. Covahey, Jr.
Edward C. Covahey, Jr.

ECC,Jr./jab
18'jb.05

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 29, 1991

Edward C. Covahey, Jr., Esquire
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Hazel M. Houser, Petitioner
Case No. 91-380-SPH

Dear Mr. Covahey:

Receipt of your letter dated July 18, 1991 regarding the above matter is hereby acknowledged.

I would be more than happy to accept the plan produced, in accordance with my Order, by Mr. Michael Dallas as a licensed land surveyor.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

cc: CARL
RICHARDS

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 12, 1991

Edward C. Covahey, Jr., Esquire
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Case Nos. C-92-1034 and 91-380 SPH
7829 Holabird Avenue
12th Election District

Dear Mr. Covahey:

With the receipt of the floor plan for 7829 Holabird Avenue prepared by Hoffman and Hoffman, Surveyors and Land Planners, which does indicate as of November 7, 1991 a three apartment dwelling, the above case records are considered to be in compliance.

If further questions should exist relative to this case, please contact this office at 887-3351.

Sincerely,

JAMES H. THOMPSON
JAMES H. THOMPSON
Zoning Enforcement Coordinator

JHT:ljs

cc: Inspector Leonard Wasilewski
Ms. Hazel M. Houser

C921034A/xtls



PHONE (301) 448-0181

HOFFMAN and HOFFMAN
SURVEYORS & LAND PLANNERS
5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

DATE: Nov. 12, 1991

LETTER OF TRANSMITTAL

TO:

MR. JAMES THOMPSON
ZONING ENFORCEMENT OFFICE
BALTIMORE COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE
TOWSON, MD 21204

RE:

Nº 7289
HOLABIRD AVE

4 COPIES - FLOOR PLAN

cc: MR. TOM COHR (CPL. BOSSER)
G. JORDA

SINCERELY YOURS,

Thomas M. Hoffman
Thomas M. Hoffman

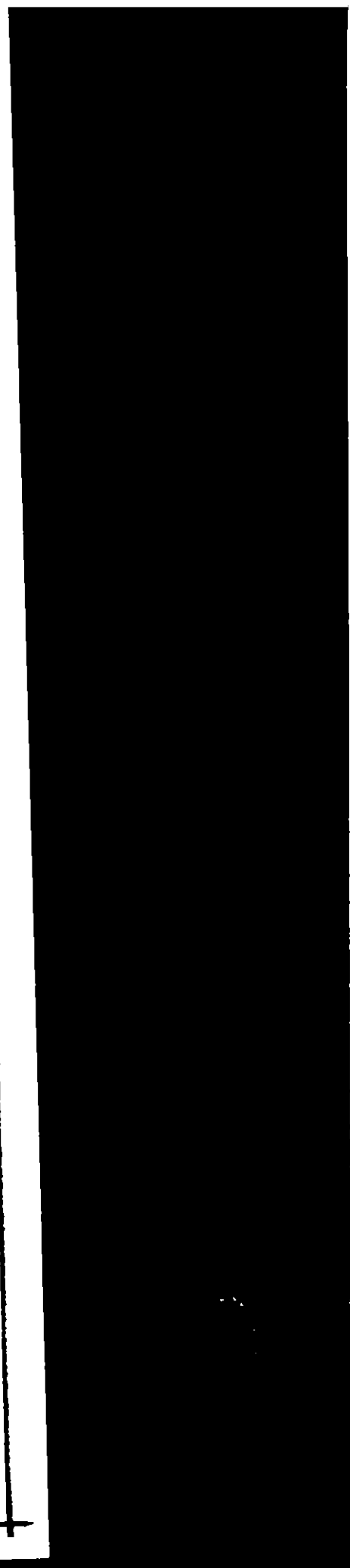
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

HAZEL HOUSER 3512 Thomas Court
Arlington 21009
1907 Sunking Rd. 21222
420 Cedar Spring Rd. Bel Air, MD 21034



**PETITIONER'S
EXHIBIT 2**

BEING the same two lots of ground which by deed dated September 6, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1499 folio 187 were granted and conveyed by Marshall Construction Corporation unto the within named Grantors, in fee simple.

